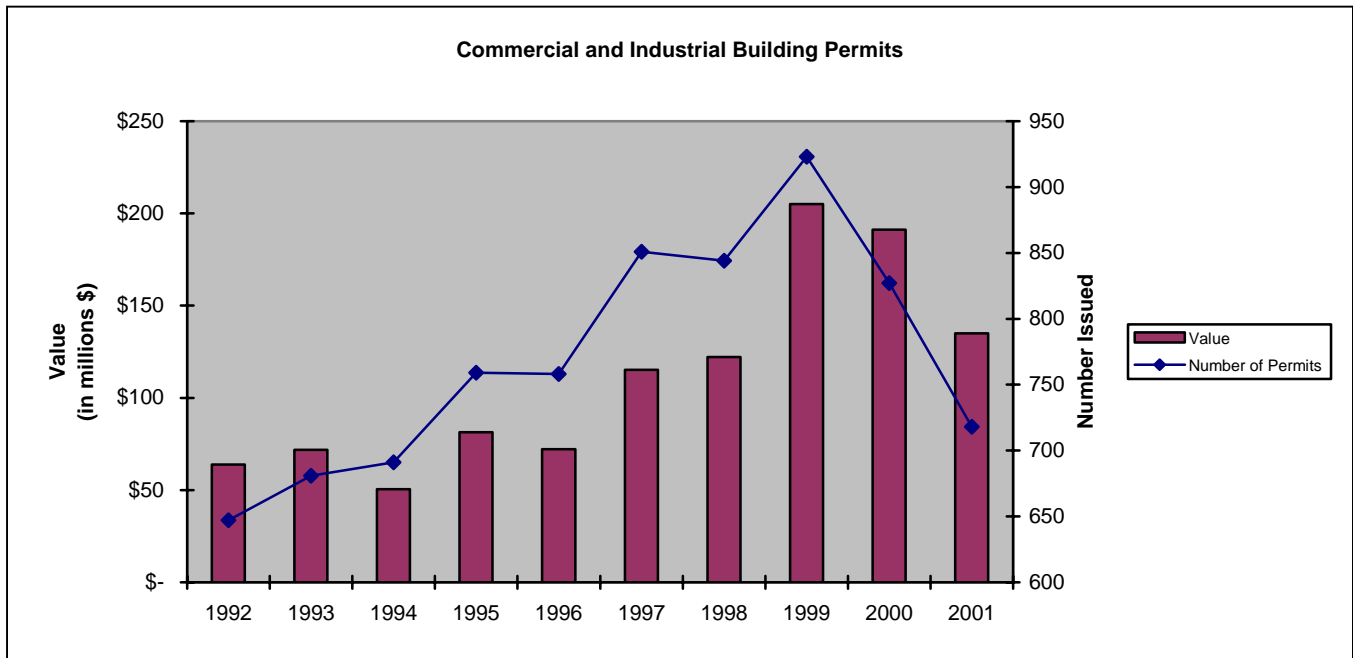
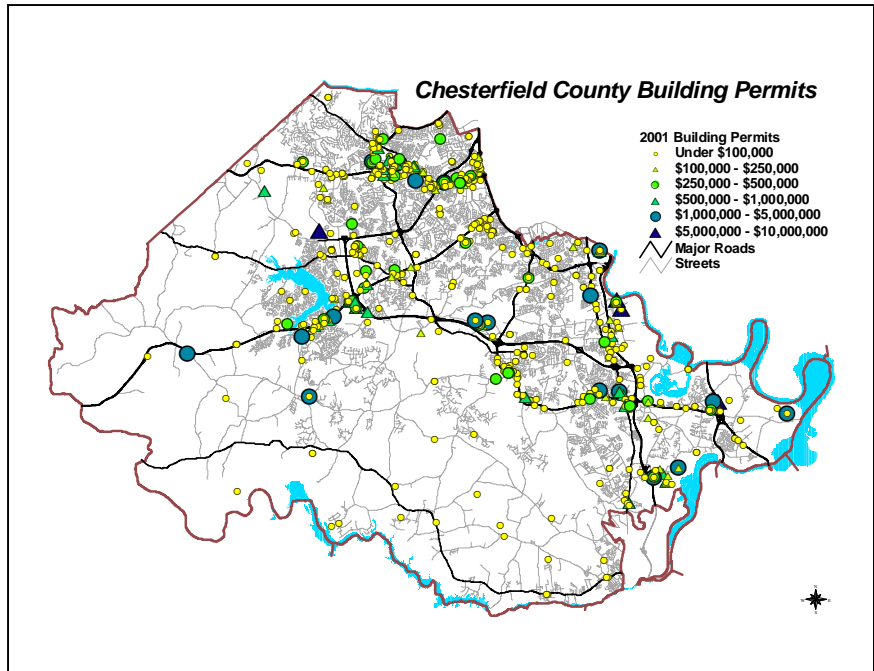


## Commercial and Industrial Building Permits

There were over 700 commercial and industrial building permits issued in Chesterfield County in 2001. The construction value of these permits is over \$135 million. The location and value of these permits is shown.

The number and value of commercial and industrial building permits has declined from the 1999 high of over 900 building permits worth more than \$205 million. This trend is expected to continue due to the national economic slowdown.



## **Methodology and Data Sources**

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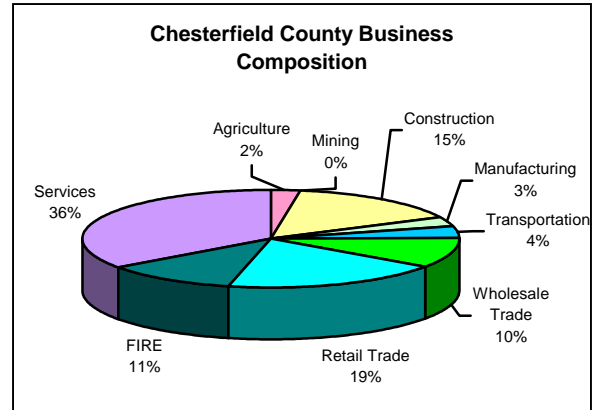
The information found in this section of the report came from the following sources:

- 2001 Building Permit information was provided by the Chesterfield County Planning Department's Information Management Section and coded to the county's second quarter 2002 parcel layer addresses.
- Building permit trend data from 1992 to 2001 was taken from the Chesterfield County Comprehensive Annual Financial Report for the year ending June 30, 2001.

## Businesses by Type

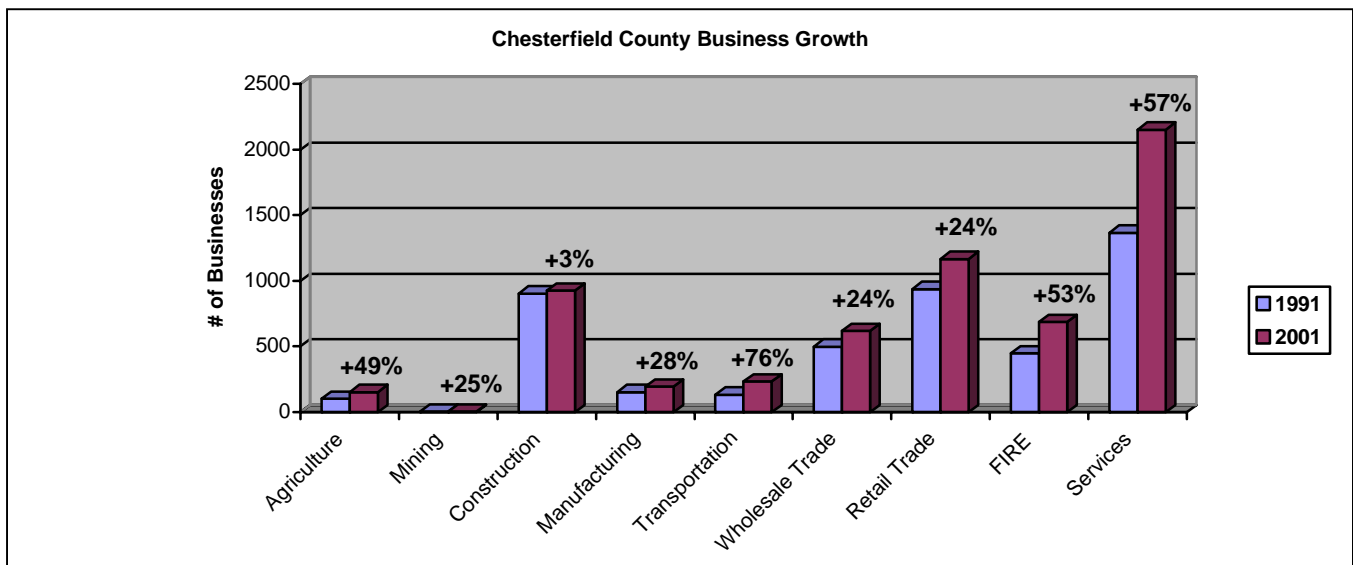
Chesterfield County's economy covers a broad range of economic sectors, from heavy manufacturing to home-based personal services.

The largest number of business establishments in the county fall under the service sector, which makes up 36 percent of the total number of establishments. Retail establishments are the second largest sector, and represent 19 percent of the total. Mining, with less than 1 percent, and agriculture, with around 2 percent, have the smallest numbers of business establishments in Chesterfield.



The number of businesses in Chesterfield County increased from 4,611 in 1991 to 6,205 in 2001, an increase of nearly 35 percent. The fastest growing sector of the economy in number of establishments for the 1991-2001 period was transportation and public utilities, which grew 76 percent. Construction grew at the slowest pace, however, the seasonal nature of the construction industry may play a role in this.

The service sector has seen 785 new establishments created since 1991. Finance, Insurance and Real Estate has added 239 new businesses, while mining has seen the addition of only one establishment since 1991.



## Methodology and Data Sources

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The information found in this section of the report came from the following sources:

- Businesses by type data was taken from 1991 and second quarter 2001 Virginia Employment Commission figures for all two-digit Standard Industrial Classification Codes.

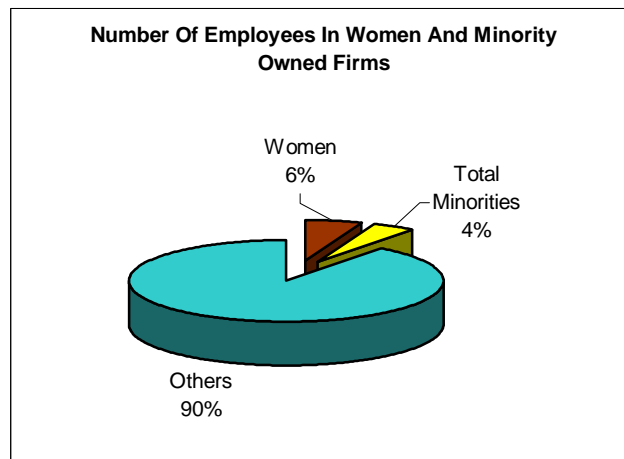
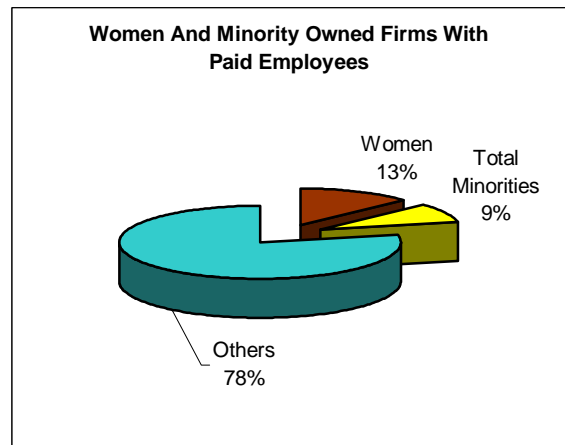
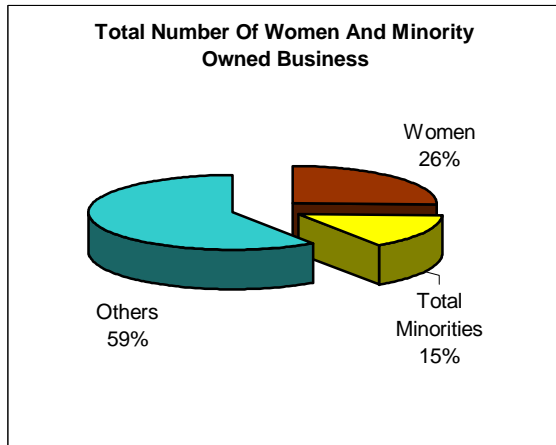
**Note:** It should be noted that the State of Virginia lists only those businesses that pay unemployment benefits, and thus does not include many of the small, home-based businesses that make up a large portion of the total business licenses in Chesterfield.

# Women and Minority-Owned Businesses

Chesterfield County Women & Minority-Owned Businesses							
Group	Number Of Firms	% To All Firms	Firms With Paid Employees	% To All Firms	Employees	% To All Firms	Payroll (In Thousands)
<b>Women</b>	4,184	26	614	13	4,318	6	\$91,310
<b>Total Minorities</b>	2,459	15	409	9	3,137	4	\$36,382
<i>Black</i>	1,173	48	132	32	1,264	40	\$11,063
<i>Hispanic</i>	379	15	59	14	230	7	\$1,945
<i>American Indian And Alaska Natives</i>	127	5	0	0	0	0	\$0
<i>Asian And Pacific Islander</i>	780	32	218	54	1,643	53	\$23,374
<b>Non-Women &amp; Non-Minority</b>	9,728	59	3,708	78	65,873	90	\$1,742,824
<b>Total For All Firms</b>	<b>16,371</b>	<b>100</b>	<b>4,731</b>	<b>100</b>	<b>73,328</b>	<b>100</b>	<b>\$1,870,516</b>

Source: 1997 Economic Census

In 1997, women owned 26 percent of businesses and minorities owned 15 percent of the business in Chesterfield County. Women-owned businesses made up around 13 percent of all firms with paid employees, while 9 percent of owned by minorities had paid employees. Women and minority-owned industries provided 6 percent and 4 percent of the jobs in the county respectively.



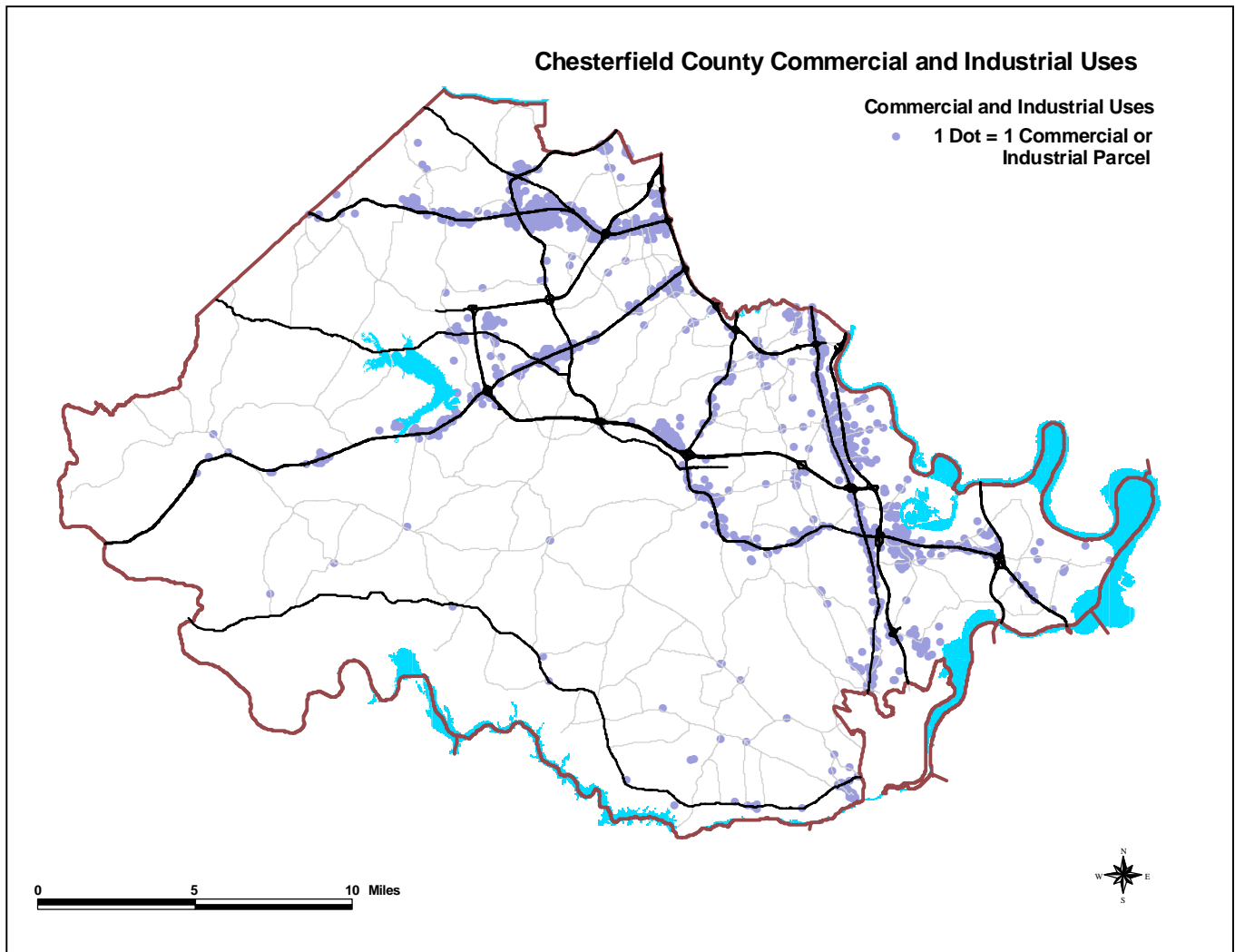
## **Methodology and Data Sources**

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The information found in this section of the report came from the following sources:

- The 1997 Economic Census conducted as a part of the United States Census and found at their Web site at [www.census.gov/epcd/mwb97/va/VA041.html](http://www.census.gov/epcd/mwb97/va/VA041.html).

# Commercial and Industrial Uses



# General Commercial

## Definition

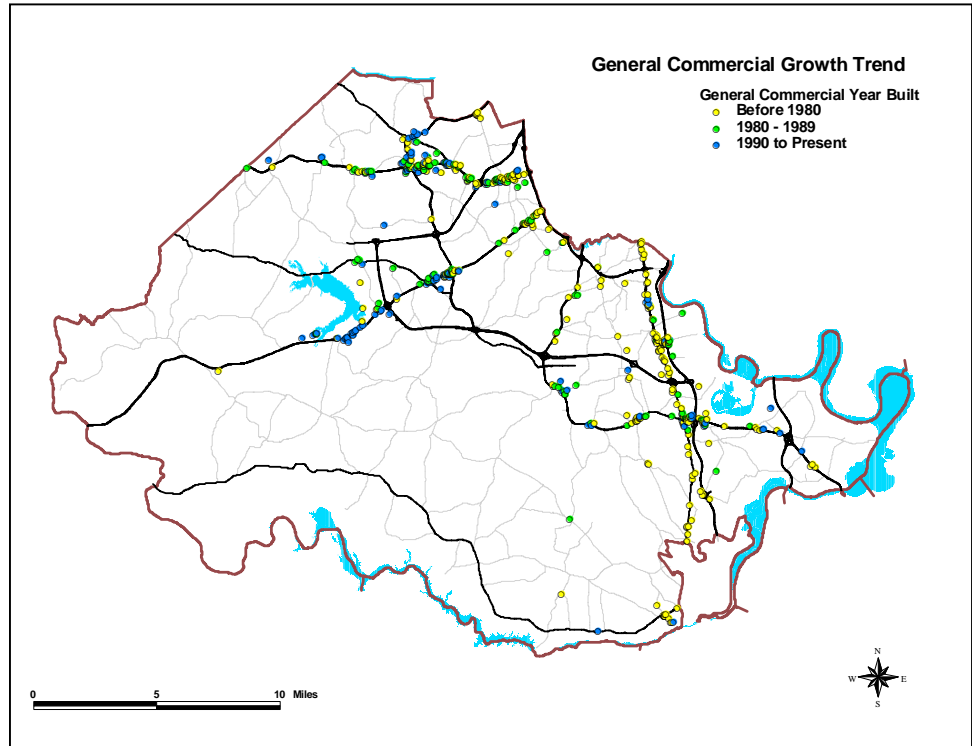
General commercial covers the broadest spectrum of commercial development within Chesterfield County. General commercial uses are usually located along major roads and especially at major intersections, where there is a high traffic concentration. Refer to the Methodology and Data Sources section at the end of this report for the specific uses included in this category.

## Acreage

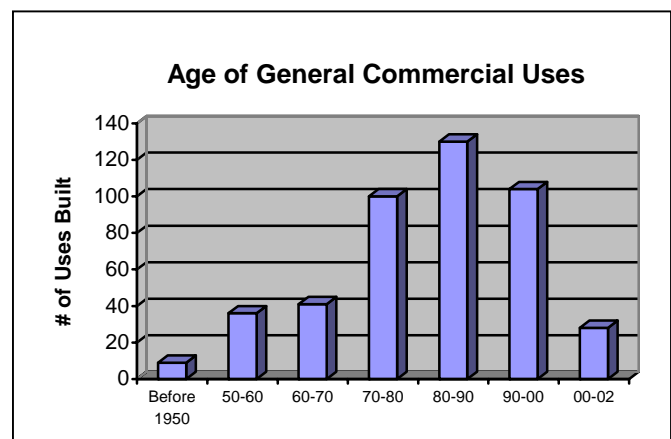
There are approximately 1,064 acres of general commercial development in the county. This represents about 10.5 percent of the total commercial and industrial developed acreage of the county.

## Age

Nearly 75 percent of the general commercial uses were constructed between 1970 and 1999. During this period, an average of over 11 general commercial uses were constructed per year. The 2000-02 data seems to forecast a continuation of this trend for the 2000-10 period.



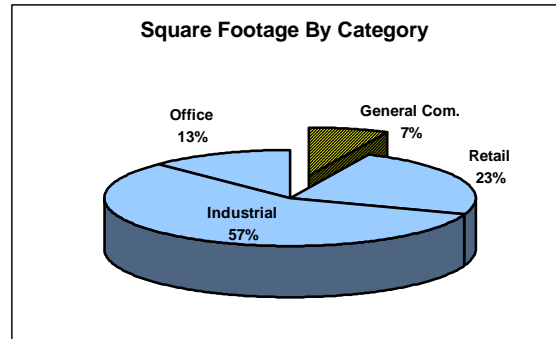
General Commercial—Age of Square Footage		
Time Frame	Square Footage	% Of Total
Before 1950	95,425	2%
1950-1960	127,403	3%
1960-1970	450,705	11%
1970-1980	650,496	16%
1980-1990	1,359,330	33%
1990-2000	974,811	24%
2000-Present	445,259	11%
TOTAL	4,103,429	100%





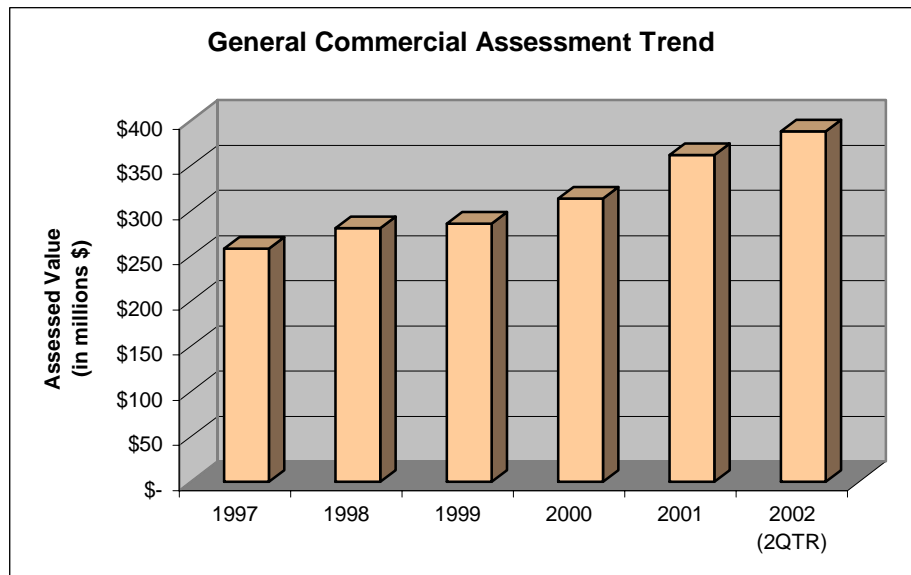
## Square Footage

General commercial uses comprise over 4.1 million square feet of usable space, and represents about 7 percent of the county's total commercial and industrial square footage. The peak construction period for general commercial occurred during the 1980s when nearly 136,000 square feet of space was added each year. However, the period of 2000 to 2002 has so far witnessed an average of over 148,000 square feet of space added each year. The average size of a general commercial use is approximately 9,000 square feet, which is the smallest average size of all of the commercial and industrial categories.

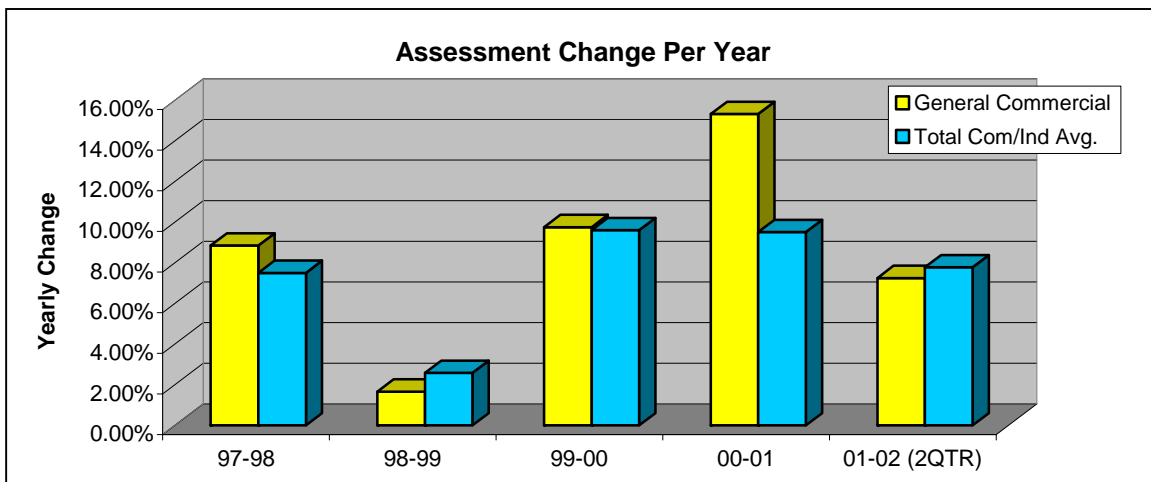


## Assessment

General commercial uses have an assessed value of nearly \$400 million, according to second quarter of 2002 information. This represents an almost \$130 million increase since 1997, or an average of about \$21.6 million per year. This equates to an 8.6 percent average yearly increase, or slightly over the countywide commercial and industrial assessment average of 7.4 percent per year increase.



This gives general commercial developments the highest average assessment increase per year of all the commercial and industrial categories. General commercial uses account for nearly 15 percent of the total assessed value for all commercial and industrial properties in Chesterfield County.



# Retail Commercial

## Definition

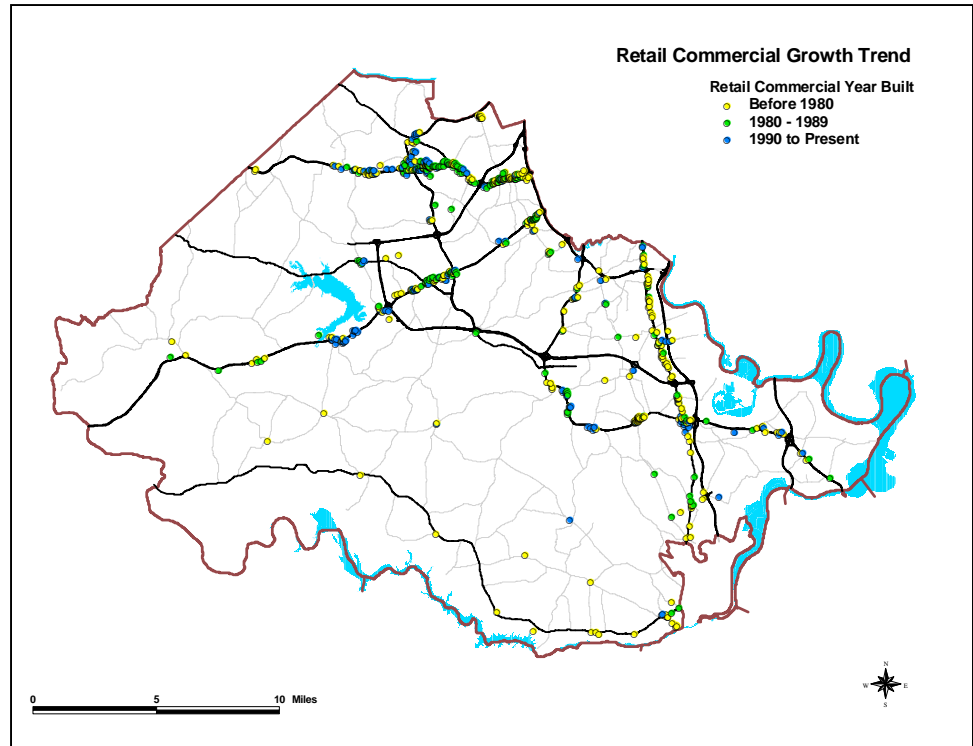
Retail commercial consists of those business establishments that are primarily engaged in the sale of tangible goods. Retail commercial businesses range in scope from car dealerships to shopping centers. These uses are usually located near other commercial enterprises and can be found along all of the major road corridors and intersections.

## Acreage

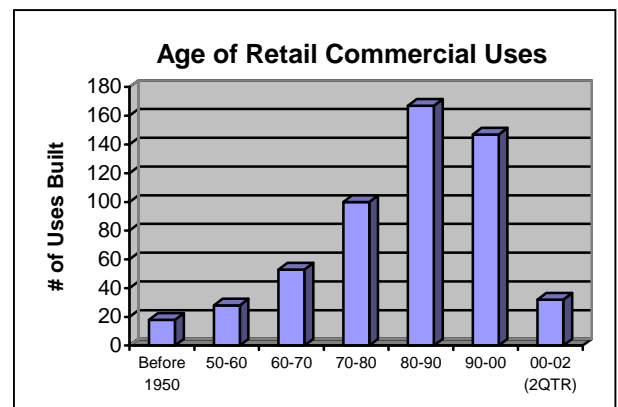
There are close to 2,100 acres of retail commercial uses in Chesterfield County. This represents the most prolific commercial development type in the county. Retail commercial occupies over 20 percent of the total developed commercial and industrial acreage.

## Age

Approximately 53 percent of all retail commercial uses were constructed between 1980 and 1999, with the early 1980s and mid-1990s seeing the highest construction rates. During this period, an average of 15 retail commercial developments were built. The 2000-02 data seems to indicate a decreasing trend for the next 10 years.

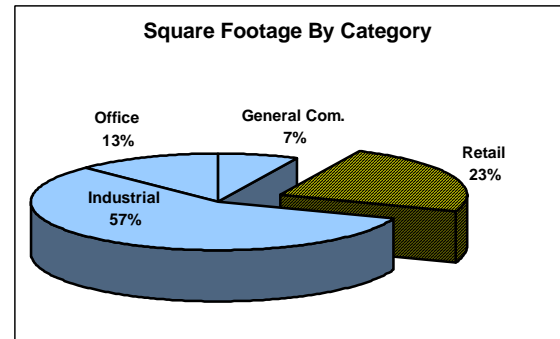


Retail Commercial—Age of Square Footage		
Time Frame	Square Footage	% Of Total
Before 1950	574,029	4%
1950-1960	123,684	1%
1960-1970	692,924	5%
1970-1980	3,114,009	23%
1980-1990	3,579,538	26%
1990-2000	4,847,294	35%
2000-Present	739,038	5%
<b>TOTAL</b>	<b>13,670,516</b>	<b>100%</b>



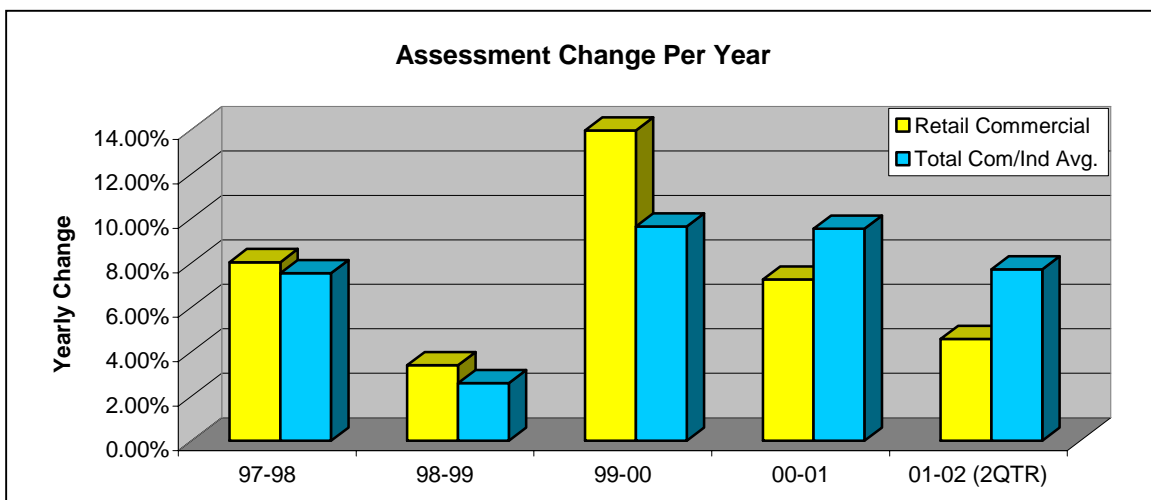
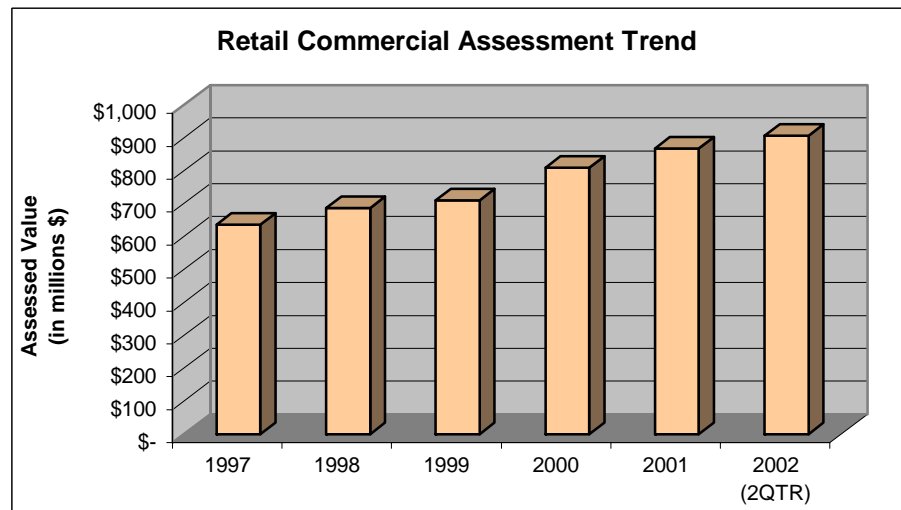
## Square Footage

Retail commercial developments comprise nearly 14 million square feet of space. This is about 23 percent of the total commercial and industrial square footage in Chesterfield County. The peak construction period in terms of square footage for retail commercial uses occurred between 1990 and 1999, when an average of nearly 500,000 square feet of space was added every year. Since 2000, an average of about 250,000 square feet of retail commercial space has been added each year. This could signify a saturation of the retail market since retail development is population driven, and the population growth rate in the county has begun to slow down. The average size of a retail commercial development in Chesterfield County is approximately 23,000 square feet.



## Assessment

Retail commercial uses have an assessed value of over \$900 million. This figure has increased by over \$270 million from 1997, or an average of more than \$54 million per year. Retail commercial has increased an average of about 7.4 percent per year since 1997, which is the same as the average increase per year for all commercial and industrial uses. Retail commercial accounts for approximately 34 percent of Chesterfield County's total commercial and industrial assessed value.



# Office Commercial

## Definition

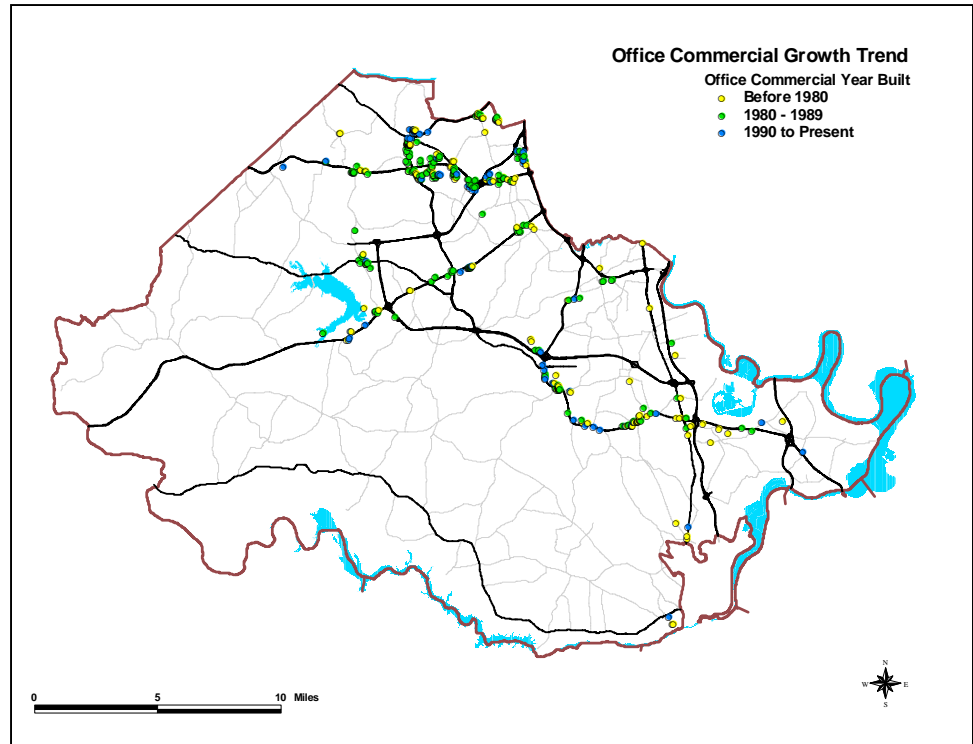
Office commercial uses are developments where services, clerical work and professional duties take place. These can range in size from offices converted from houses to large, multi-storied buildings. Thus, office commercial uses can be located throughout Chesterfield County.

## Acreage

There are about 850 acres of office commercial development in the county. This is about 8.5 percent of Chesterfield's total commercial and industrial acreage. Most of this is in office parks of varying sizes and scales.

## Age

The peak decade of office commercial development was the 1980s when more than 50 percent of the office commercial uses were built. During this period, an average of about 16 office commercial uses were constructed per year. This trend had slowed to around seven developments per year in the 1990s, and appears to be continuing for the 2000-10 time frame.



Office Commercial—Age of Square Footage		
Time Frame	Square Footage	% Of Total
Before 1950	15,098	< 1%
1950-1960	23,678	< 1%
1960-1970	123,682	2%
1970-1980	1,212,162	17%
1980-1990	3,853,029	54%
1990-2000	1,315,291	18%
2000-Present	611,685	8%
<b>TOTAL</b>	<b>7,154,625</b>	<b>100%</b>

